

Filed ✓
O'CLOCK AM _____ PM _____
AUG 13 2024 1178
Titus County Clerk

Shana Porter, Trustee of the Roosevelt Family Trust, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Eubanks Electric, LLC, a Texas limited liability company
194 CR NE 2220 Talco, Titus County, Texas 75487
Sent via first class mail and CMRR # 9489 0178 9820 3031 7031 81 on 08.13.2024

Eubanks Electric, LLC, a Texas limited liability company
108 Redbud Ln, Mt Pleasant, TX 75455
Sent via first class mail and CMRR # 9489 0178 9820 3031 7032 04 on 08.13.2024

NOTICE OF TRUSTEE'S SALE

WHEREAS Eubanks Electric, LLC, a Texas limited liability company and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Titus County, Texas and is recorded under Clerk's File/Instrument Number 20232377, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 3rd day of September, 2024

Time: The sale shall begin no earlier than 10:00 A.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Titus County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Being the remainder of those certain lots conveyed to Gene Campbell by deed recorded in volume 219, page 187, Deed Records, Titus County, Texas (DR), and all of that particular tract of land conveyed to Gene Campbell by deed recorded in volume 1180 page 298, DR, same being more accurately described as all of Lot 3 and part of Lot 2, Block "C" of the

Greenbriar Addition, to the city of Mount Pleasant, Texas, as shown by the plat recorded in Plat File No. 1- 165-93, Plat Records, Titus County, Texas. This property is situated in the G. W. Graves Survey, Abstract No. 246, Titus County, Texas, and is more specifically described by METES AND BOUNDS, to wit: POINT OF BEGINNING (POB): Being a 1" Steel Pipe found for the southeast corner of this tract, same being the southeast corner of said Lot 3 and the southwest corner of Lot 4 of said Block "C" of said Greenbriar Addition, same also being in the north line of Block "A", of the Hanes Addition, as described by the plat recorded in volume 2 page 48, Plat Records Titus County, Texas. THENCE: South 89 degrees 17 minutes 49 seconds West with the north line of said Hanes Addition passing the southwest corner of said Lot 3 and the southeast corner of said Lot 2, thence passing the southeast corner of the above cited Campbell tract (1180/298), thence continuing for a total distance of 159.69 feet to a Fence corner Post held for the southwest corner of this tract, same being the southwest corner of said Lot 2, and the southeast corner of Lot 1 of said Block C" of said Greenbriar Addition, same also being the southwest corner of said Campbell tract (1180/298). THENCE: North 00 degrees 00 minutes 00 seconds East with the west line of said Lot 2 for a distance of 64.00 feet to a Fence Corner Post held for the most westerly northwest corner of this tract, same being the northwest corner of said Campbell tract (1180/298), same also being in the west line of said Lot 2 and being a point in the south line of a tract of land conveyed to Jack Rudd by deed recorded in volume 1174 page 71, RPR. THENCE: North 90 degrees 00 minutes 00 seconds East across the interior of said Lot 2, and with the common line of said Campbell tract (1180/298) and said Rudd tract to a Fence Corner Post held for an ell corner of this tract, and the northeast corner of said Campbell tract (1180/298), same being the southeast corner of said Rudd tract. THENCE: North 00 degrees 00 minutes 00 seconds East with east line of said Rudd tract and the west line of the remainder of said Lot 2 for a distance of 150.00 feet to a 5/8" Steel Rod Found for the northwest corner of this tract, same being the northeast corner of said Rudd tract, same further being in the north line of said Lot 2, and the south line of Redbud Lane (50' ROW). From this corner a 5/8" Steel Rod F found for the northwest corner of said Rudd tract, cited herein for the "reference bearing line" bears West, 103.00 feet. THENCE: North 90 degrees 00 minutes 00 seconds East with said Redbud Lane, passing the northeast corner of said Lot 2, and the northwest corner of said Lot 3 for a distance of 132.00 feet to a 1/2" Capped "RPLS 6020" Steel Rod Set for the northeast corner of this tract, and the northwest corner of said Lot 4. THENCE: South 00 degrees 05 minutes 17 seconds West for a distance of 212.04 feet to the POINT OF BEGINNING. This tract contains 0.685 acres of land, more or less.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE

MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey, Brad Strottman
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136